025.0	0002	0012.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,123,500 /	1,123,500
					USE VALUE:	1,123,500 /	1,123,500
					ASSESSED:	1,123,500 /	1,123,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157	-165	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VIGLAS JAMES C & STEPHEN J
Owner 2:	
Owner 3:	
Street 1:	15 DUNSTER LN
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	VIGLAS JAMES C & STEPHEN J/ TRS -
Owner 2:	CHARLES J VIGLAS TRUST -
Street 1:	15 DUNSTER LN
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 5,021 Sq. Ft. of land mainly classified as Store with a Store Building built about 1800, having primarily Brick Exterior and 4080 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 5 HalfBaths, 0 Rooms, and 0 Bdrm.
Jean Viglas dod

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	5021.000	406,300		717,200	1,123,500
Total Card	0.115	406,300		717,200	1,123,500
Total Parcel	0.115	406,300		717,200	1,123,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 275.37 | /Parcel: 275.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

16333

GIS Ref

GIS Ref

Insp Date

02/04/09

!2019!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	406,300	0	5,021.	704,800	1,111,100	1,111,100	Year End Roll	12/18/2019
2019	325	FV	387,900	0	5,021.	663,300	1,051,200	1,051,200	Year End Roll	1/3/2019
2018	325	FV	387,900	0	5,021.	580,400	968,300	968,300	Year End Roll	12/20/2017
2017	325	FV	387,900	0	5,021.	456,000	843,900	843,900	Year End Roll	1/3/2017
2016	325	FV	387,900	0	5,021.	456,000	843,900	843,900	Year End	1/4/2016
2015	325	FV	351,000	0	5,021.	376,600	727,600	727,600	Year End Roll	12/11/2014
2014	325	FV	351,000	0	5,021.	376,600	727,600	727,600	Year End Roll	12/16/2013
2013	325	FV	351,000	0	5,021.	376,600	727,600	727,600		12/13/2012

PRINT

Date	Time
12/10/20	17:32:22

LAST REV

Date	Time
12/07/20	11:53:02

mmcmakin

2019

USER DEFINED

Prior Id # 1:	16333
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VIGLAS JAMES C	76105-339		11/6/2020	Estate/Div	99	No	No		Fiduciary Deed
VIGLAS CHARLES	76105-335		11/6/2020	Estate/Div		No	No		Deed of Distibution Charles Viglas dod 3/29/2020
	13069-314		10/4/1976		79,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2013	424	Manual	4,000	C				
3/13/2013	333	Sign	625	C				
2/19/2013	216	Manual	9,800	C				
11/3/2004	1118	Sign	2,500					
6/16/2003	467	Re-Roof	15,000					
6/6/2001	376	Alterati	1,600	C				ROOF EXHAUST FAN
2/26/1998	96	Manual	5,000					REROOF-RUBBER
7/3/1997	370	Manual	1,500					SIGN
5/24/1996	228	Manual	500					SIGN
3/29/1993	78	Manual	900					SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2013	Info Fm Prmt	EMK	Ellen K
2/4/2009	Meas/Inspect	197	PATRIOT
12/28/1999	Meas/Inspect	197	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		5021		Sq. Ft.	Site		0	43.25	3.30	CG									717,202						717,200	

Total AC/HA:	0.11527	Total SF/SM:	5021	Parcel LUC:	325	Store	Prime NB Desc:	COMM GD	Total:	717,202	Spl Credit		Total:	717,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	5	Total:	5
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1800	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	5		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	5	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.04509807
Const Adj.:	1.02390754
Adj $ / SQ:	107.008
Other Features:	22500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590072
Depreciation:	206525
Depreciated Total:	383547

COMMENTS

TIKI IN; BANK IS ATM MACHINE/BANK OF AMERICA, THAILAND CAFE, NAIL DESIGNS, ANTHONY`S EAST SIDE DELI. NEEDS INT INSP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths:			HB 5	

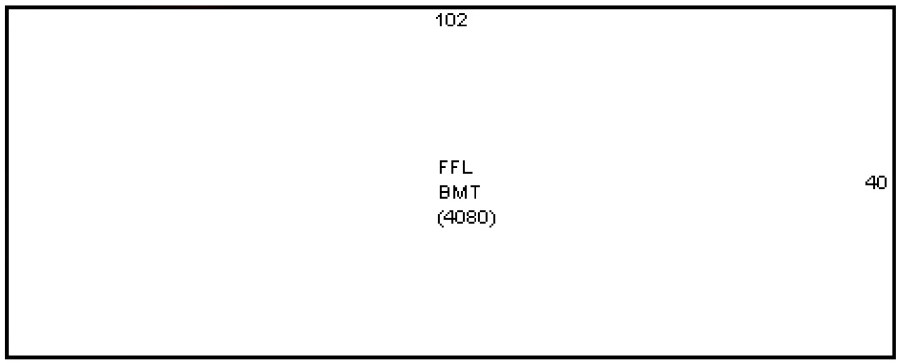
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	4,080	32.100	130,978
FFL	First Floor	4,080	107.010	436,594
	Net Sketched Area:	8,160	Total:	567,572
Size Ad	4080	Gross Are	8160	FinArea 4080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RST	36	A	2

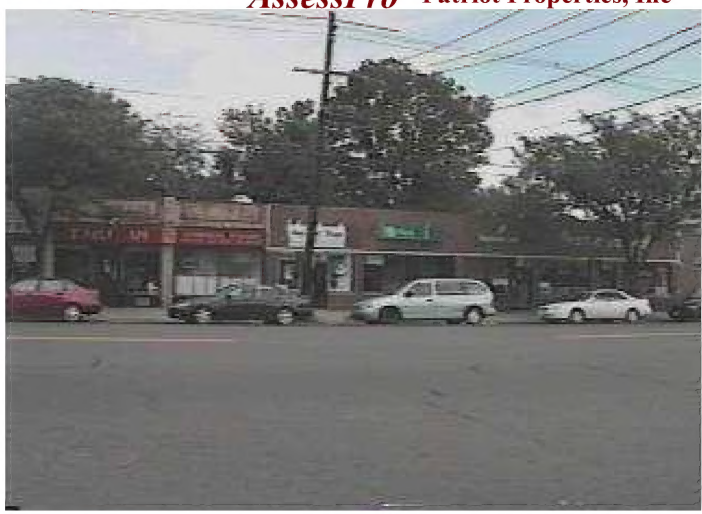
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	107.01
Special Features:	22800	Val/Su Net:	49.79
Final Total:	406300	Val/Su SzAd	99.58

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
60	A-T-M	M	S	1	1	A	AV	1992	35,000.00	B	35	325			22,800			22,800

More:	N	Total Yard Items:		Total Special Featues:	22,800	Total:	22,800